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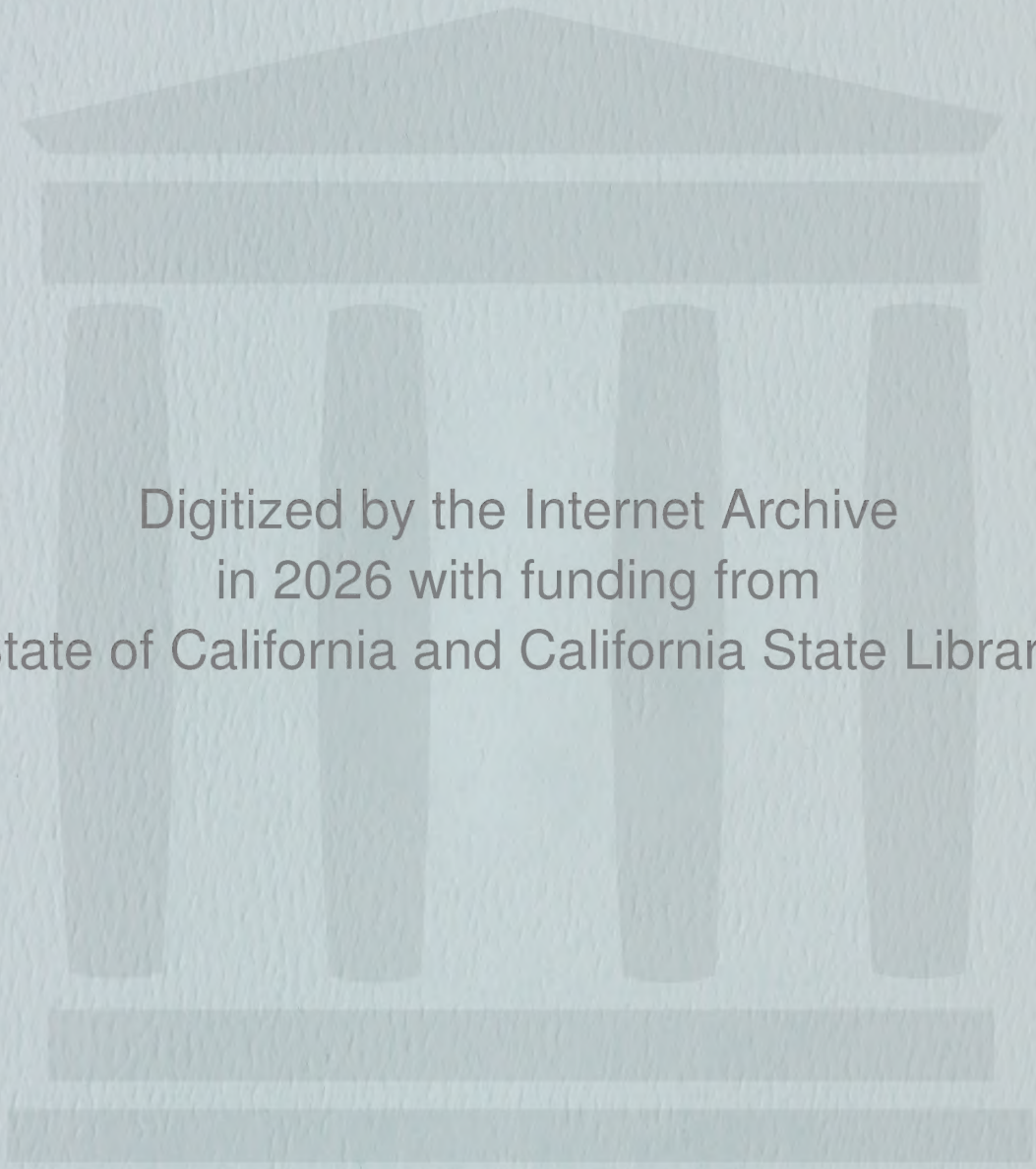
GENERAL PLAN FOR THE

City of Villa Park

Villa Park, City council

city planning Villa Park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GENERAL PLAN
FOR THE

City of Villa Park

Adopted June 21, 1977
Amended January 17, 1978
Amended November 21, 1978

GENERAL PLAN FOR THE

City of Villa Park

Adopted June 21, 1973

Amended January 17, 1973

Amended November 21, 1974

Amended April 6, 1977

City of Villa Park

Civic Center • 17855 Santiago Boulevard • Villa Park, California 92667 • (714) 998-1500

TO ALL VILLA PARK RESIDENTS:

The report that follows is the summation of several years work by the Villa Park City Council, Planning Commission, Professional Planning Consultants and the Staff of the City of Villa Park.

We have considered the goals and standards essential to make our community an outstanding place to live. Finally we adopted a plan under which we believe these goals and standards may be attained.

It is titled the General Plan for the City of Villa Park. It is a program, which in general terms will provide the guidelines for orderly growth and development, but not so inflexible that we cannot review and revise if and when changes become neccessary.

As of now, this is the way we see Villa Park and its future. It is the Council's hope that you will study this report carefully so that we may continue to have the value of your expression in building our community.

Sincerely,

Robert R Dunne

ROBERT R. DUNNE
Mayor

CITY COUNCIL
Robert R. Dunne, Mayor
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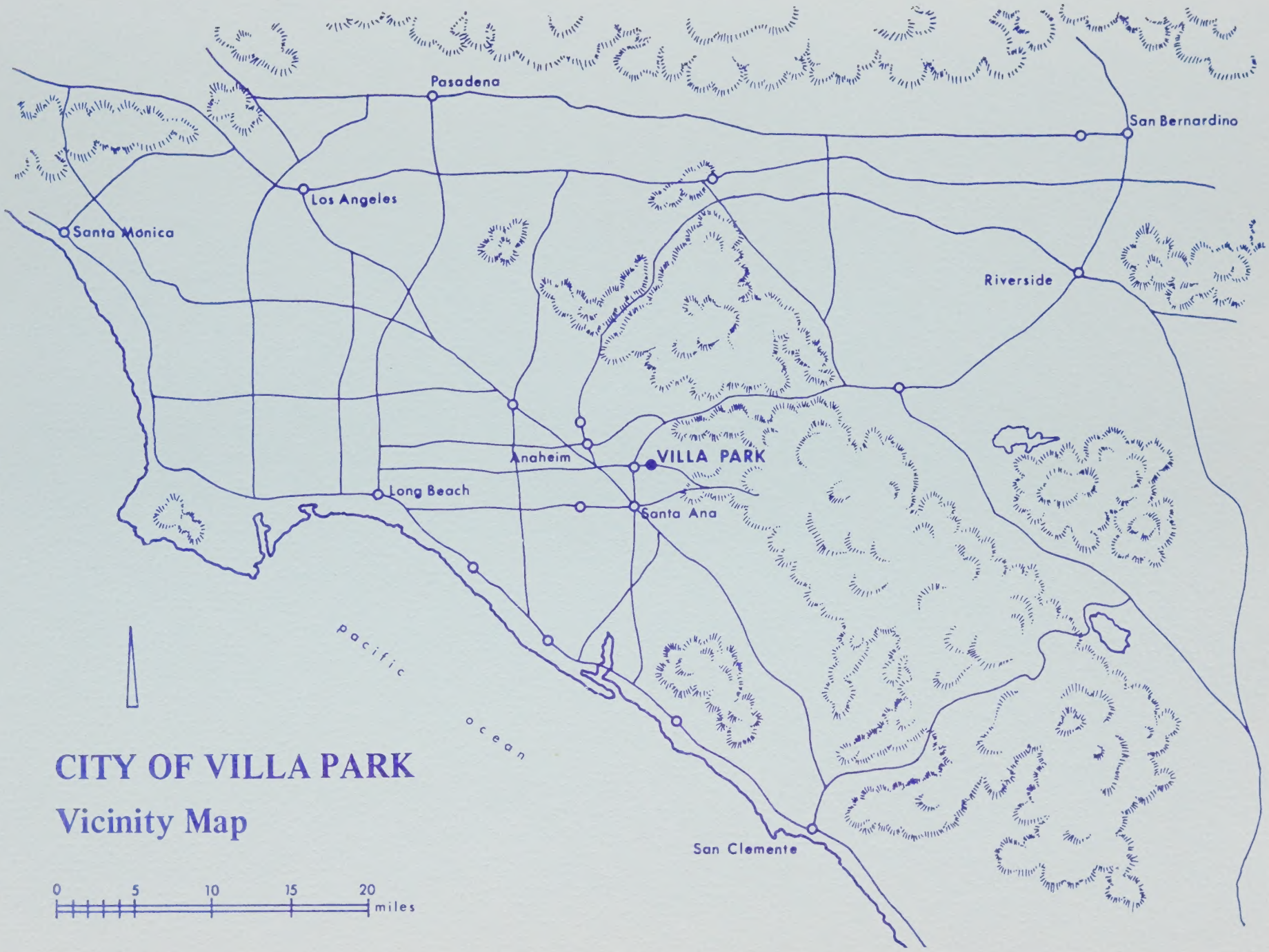

CITY OF VILLA PARK

Vicinity Map

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GENERAL

CITY OF VILLA PARK
GENERAL PLAN

PURPOSE OF THE PLAN

Planning is a dynamic and continuing process requiring frequent review and assessment of new facts and changing conditions as they relate to a city's future development. For this reason a "General Plan" is required as a frame of reference to provide the City of Villa Park with sound guidance and direction for the future growth of its community.

Thus, this plan, as adopted by the City Council, is an official policy statement and an important guide post for all future development, embracing and expressing the ultimate goals and objectives of the community of Villa Park.

SCOPE OF THE PLAN

Villa Park is a unique and traditional early California community distinguished by its charming estates and pleasant rural atmosphere. In recent years, when rapid urban expansion jeopardized this prided community, alert residents took prompt action to protect their peaceful and superior environment. It was evident that the most permanent and effective method would be incorporation. Thus on January 11, 1962, the City of Villa Park was officially incorporated as a general law city.

In developing the General Plan, three basic elements were of primary concern. First, an assessment was made of all public agencies including water and sanitation districts, school districts, State Division of Highways, County agencies, utility companies and other pertinent agencies. The assessment was made to determine the status and future capabilities of each. The plans for future facilities and requirements were carefully analyzed and anticipated and are an integral part of this General Plan.

The second basic element concerns itself with research and a comprehensive survey of existing land uses, both those land uses within the City and those uses adjoining the City. This research includes an inventory of the City's dwellings, the exact location of areas in the community which have been developed to their maximum potentials and an evaluation and categorization of those areas not yet developed.

The third element of concern is one of the most important factors of any plan. This element was a thorough analysis and research of both the visual and environmental qualities inherent within the community of Villa Park. Residential densities and the physical aspects of all developments adjacent to the City were some of the primary considerations used in the development of this plan. Factors such as the Santiago Creek and its physical and aesthetic influence on the environment, and the primacy of the extensive rolling terrain of the northeasterly portion of the City were carefully and thoroughly assessed for their specific relationships to the development of the community. Other considerations in formulating this plan were: individual consideration to street systems and roadways, railroad facilities, commercial zones, agricultural preserves, and even large trees and tree masses. All of these factors, and others were evaluated for their visual and environmental effects on the community.

Many important conclusions and assumptions were derived from the initial research and analysis. Of principle significance is the fact that the community of Villa Park is, from a topographic and visual aspect, two separate environments. The southerly portion of the City is relatively level land, while the northern and northeastern portions are rolling terrain. It is felt that in the formulation of the General Plan, each portion of the City can be developed differently and appropriately without compromising the qualities of either, or the total development of the community. It is with the conclusions of this research in mind as well as the general desires of the residents of Villa Park, as expressed through their City Council, that this General Plan was developed.

LAND USE ELEMENT

LAND USE ELEMENT

The City of Villa Park is completely encompassed by the City of Orange and the County of Orange. The zoning and land use patterns for these adjacent areas have been established for some time, and the development of these properties on the south and west are virtually completed. The zoning of these areas directly adjacent to Villa Park are composed of single family residential lot sizes ranging from 6,000 to 10,000 square feet, a multiple family district, a sand and gravel extraction district, and a small amount of professional office zoning. In contrast to this, directly across the street, in the City of Villa Park, property was originally zoned for estates with a minimum of 20,000 square foot lot size.

At the time of incorporation a single "100-E4-20,000 Small Estates" Zone was imposed on the entire City. In the ensuing years it became increasingly evident that this single type zoning restriction was more detrimental than beneficial to the City. For this reason, a change in zoning was required in order to achieve a well balanced community. This zoning change created a buffer zone for the City with the westerly section being zoned for 8,000 square foot lots, with a density of not more than 3 residences per acre and then a 12,000 square foot zone, with a density of 2.5 residences per acre which provided a gradual transition into the 20,000 square foot small estate type zones, with a density of 1.75 per acre.

The Land-Use Plan provided for this transitional zoning in the following manner. Along the westerly border of the City there are 52 acres zoned with 3 dwelling units per acre. Adjacent to this section, on the easterly side of the zone, there are 33 acres zoned for a density of 2.5 dwelling units per acre. These two zones will provide a gradual transition from the City of Orange into the 1.75 density zone. The north and easterly portions of the City are entirely zoned for 20,000 square foot small estate lots.

There is also a commercial zone of ten acres, which is located on the northeastern corner of the intersection of Santiago Boulevard and Wanda Road. This commercial zone is within the higher density zone. It is felt that this commercial zone will serve two primary purposes: 1) It will provide services to the residents of Villa Park; and 2) It will broaden the City's tax base. (Appendix A)

Population Density

The three residential zones will allow an eventual population of approximately 7,500 people within the City of Villa Park. The residential density will be 3.0 dwelling units per acre within the 10,000 square foot zone area, 2.5 dwelling units per acre within the 15,000 square foot zone area, and 1.75 dwelling units per acre in the 20,000 square foot zone area. Interpolation from this data we can estimate an eventual number of 1878 housing units within the City of Villa Park.

Geographic Restrictions

The City of Villa Park has a total area of 2.06 square miles with almost no capacity for future annexations. For this reason, its future growth capabilities have already been determined by geography. By adhering to the planned zoning, the City will be almost 100 percent developed by 1976. The City is presently 83 percent developed. The existing Land-Use is illustrated in Table 1-1.

TABLE 1-1 **TABLE OF LAND-USE (City of Villa Park)**

Type	No. of Acres	Percent of Total City
Residential	838	64.26%
Commercial	10	0.77%
Institutional (Schools)	80	6.13%
Agricultural or Vacant (Developable)	207	15.87%
Right of Ways (Street and Highways)	157	12.04%
Special Easements (So. Cal. Edison Co.)	12	0.93%
TOTALS	1304	100.00%

Sewer Disposal and Flood Control System

The sanitary sewer system in the City of Villa Park is still incomplete. The unpaid sewer acreage fees within the City is approximately 580 acres. The existing sewer facilities within the City consists of 89,000 linear feet of 8 inch pipe, 14,300 linear feet of 12 inch pipe and 1,700 linear feet of 10 inch pipe for a total footage of more than 20 miles of sewer facilities. There are yet to be constructed 12,710 linear feet of 8 inch pipe by the City of Villa Park alone. In addition to this there will be 750 linear feet of 15 inch pipe, 850 linear feet of 12 inch, 1,100 linear feet of 10 inch pipe and 6,000 linear feet of 8 inch pipe constructed jointly with the City of Orange. The estimated expenditure for the completion of these sewer facilities is approximately $259,000. Computing the projected costs by using gross acreage to be developed and the total cost completion of sewer facilities, a sewer acreage fee has been established. (Appendix B)

At the present time the City charges a sewer acreage fee of $600.54 per acre. This will provide the funds for construction of the remaining lines and unforeseen emergencies of construction problems.

In addition to the sewer acreage fee of $600.54 per acre, the Orange County Sanitation District assesses a sewer hook up fee of $220 per house and $45 per 1,000 square feet of commercial building. This fee will go into new trunk lines outside of the City and treatment plants.

The City is considering an assessment for a sewer maintenance fee that will go into a sewer maintenance fund. This fund will be used to clean the sewer system at regular intervals and to repair them in the event of a breakage.

Land Use is a significant factor in the development of a Master Plan for Storm Drainage. A drainage plan was started in the early 1960's and was updated and modified several times, then completed and adopted in 1973. (Appendix C)

CIRCULATION ELEMENT

CIRCULATION ELEMENT

There is at present 29.90 linear miles of streets existing within the City of Villa Park. The proposed arterial highway system for the City is composed of one primary and five secondary highways. The primary highway is the Katella Avenue - Villa Park Road alignment and the secondaries are Collins Avenue, Santiago Boulevard, Taft Avenue, Meats Avenue Extension and Wanda Road. The ultimate primary right of way widths are 100 feet and the ultimate secondary widths are 80 feet. (Appendix D)

It is felt that the ultimate development and improvement of this system will provide the necessary circulation to secure faster, safer, and more pleasant travel within the City of Villa Park.

The plans for highway improvement included an extension of Lemon Street from Robin Way to Valley Drive, which allowed a northern ingress and egress to those residents who live near Lemon Street.

Another planned highway improvement is that of Loma Street. It presently runs along the eastern border of the City between Taft Avenue and Mesa Drive. In the future, Loma Street will extend beyond Mesa Drive and it will follow a northeasterly path until it connects with Nohl Ranch Road within the City of Orange. This highway will ultimately be connected with the Riverside Freeway and in so doing will allow an easterly ingress and egress to this freeway. This will allow some traffic to flow to the east of the City as opposed to the predominant westerly flow toward the Newport Freeway. The Loma Street extension will be a joint project between the City of Villa Park, the City of Orange, and the County of Orange.

An extension of Meats Avenue eastward to the east side of the Edison right of way thence north parallel and on the east boundary of the Edison right of way to the north City boundary has been planned.

There will also be some minor roads constructed which will serve as collectors for the primary and secondary arterial highways. (Appendix E)

In early 1970, a basic plan for sidewalks was approved by the City. A civic organization completed an extensive study of sidewalks and proposed additional sidewalks for consideration. The Sidewalk Plan is shown on Appendix F.

HOUSING ELEMENT

HOUSING ELEMENT

The California Government Code (Sections 65302 and 65303) requires that each local agency adopt a "housing element" as part of its General Plan. This element is to consist of standards and plans for the improvement of housing and for provision of sites for adequate housing. This element is also to make adequate provision for the housing needs of all economic segments of the community. The goal of this housing element is to comply with the Government Code to the extent which is consistent with the goals and desires of the residents of Villa Park.

Goals

The following housing goals stated herein should become the guidelines for the future development of housing in the City of Villa Park.

1) The City should grow in size to accommodate approximately 7,500 people by 1980.

2) The City should encourage the growth of an orderly high quality, physical environment which promotes the general welfare of the residents of Villa Park.

3) The City should allocate the uses of land in a manner that will provide the best possible physical environment on which to live, work, and play.

4) The City should seek to provide residents of the community with visual, physical, and emotional relief from the conjestion of urban surroundings.

5) The City should seek to designate and maintain safe, attractive, and desirable residential areas and densities in order to encourage the best possible environment for living and the maintenance of the well-being of the residents.

6) The City should seek to protect, preserve, and enhance natural resources, open spaces, and green areas for the satisfaction of future generations and consider them as vital elements of the community.

7) The City should strive to attain the highest possible standards for urban aesthetics in physical development which enhances property values, improves the general appearance of structure and open spaces while providing adequate light, air, and privacy for all individuals.

With the above goals in mind, the following composite housing policies should become the guide for all future developments.

1) The large residential estates 100-E4-20,000 with 1.75 residences per gross acre should provide a rural country atmosphere, combined with a feeling of openness, and an unique lifestyle.

2) The R-1 residential district with 2.5 and 3 residences per acre should be maintained, enhanced and given greater neighborhood identity.

3) The minimum square footage of any new residence should exceed 2,000.

The inventory below describes the existing housing units and potential land uses.

Type of Residence	Number of Existing Homes	Potential Growth Number
100-E4-20,000 (or greater)	844	500
R1-15,000-11,000	185	120
R1-10,000-8,000	100	80

The location of these houses should be consistent with the Land-Use Element. The northeasterly portion of the City should retain the 100-E4-20,000 estates which is consistent with the existing residences. Remaining consistent with this general philosophy, the City should discourage the development of E4 zones along the westerly border or buffer zone of the City. The location of E4 residences in these areas is neither sound economic policy, nor would these residences be consistent with the existing houses in these areas.

The smaller lot size homes will be developed in these westerly portions of the City. This will allow for the best economic use and potential Land-Use, without compromising any of the aesthetic values of the City of Villa Park.

A map designating the locations of these housing units, existing and potential are shown on Appendix A.

There is presently no anticipated requirement for community redevelopment programs. The City is entirely residential with no old and dilapidated areas requiring condemnation and redevelopment. It is anticipated that the few existing older homes will be purchased by developers and subsequently removed and replaced by new developments.

The proximity and accessibility of the housing developments as presented in this element to highway circulation systems is as follows.

1) The 100-E4-20,000 homes are located in the easterly portion of the City and all of these sites with the exception of two or three have access to collector and secondary highways which feed into major arterial highways. Those areas which are exceptions are planned for improvements as presented in the Circulation Element of this plan.

2) Those homes which will be developed along the westerly portion of the City presently have access to all secondary and major arterial highways. There is no anticipated problems with providing accessibility within the circulation system of the City.

3) There is freeway access and links to other external community elements for all potential housing developments.

Architectural and landscaping controls for streets, walls, screening, architectural style, parking, street treatment, signing and graphics shall all continue to be enforced by the Planning Commission and the City Council.

OPEN SPACE ELEMENT

OPEN SPACE ELEMENT

The City of Villa Park was incorporated in an effort to preserve the rural atmosphere. The significance of the extensive rolling terrain located in the northeasterly portion of the City and the physical influence of the Santiago Creek on the environment and their relation to community development have been carefully assessed. The proposed greenbelt in the Santiago Creek together with the rolling hills in the eastern and northern sections provide superior natural barriers to insure preservation of an open uncluttered city. Adding to these natural features is the general zoning for the majority of the City which provides for estate-size lots. Approximately 90% of the City has already been developed; therefore, it becomes increasingly important to establish a program aimed at environmental enhancement.

In viewing the overall City it was found desirable and necessary to include spaces adjacent to the boundaries to insure an Open Space Program compatible with other county and cities' efforts. Although the majority of homes in the City have large yards and gardens these have not been included in this element of the General Plan. (Appendix G)

School Playgrounds

There are four schools in the City with each having large out-of-door playgrounds, totaling 80 acres. Completed is a competition size swimming pool at the Villa Park High School which was funded jointly with the City of Orange, the Orange Unified School District and the City of Villa Park. This pool is utilized during the summer months as a community recreational facility. Also budgeted in the Fiscal Year 1977 Budget of the City of Villa Park are some funds to assist in the lighting of four of the tennis courts. Efforts and funds have also been expended to provide facilities for group sports such as baseball and soccer.

Trails

Certain streets in the City have been selected for the future development of equestrian trails. (Appendix H). The selected streets - primarily in the northeastern part of the City will be developed so that three (3) to seven (7) foot easement adjacent to the paved street may be utilized for bridle trails.

In addition the Orange County Board of Supervisors has received an offer from the Southern Pacific Transportation Company to sell railroad right-of-way from Villa Park Road (at Wanda Road) to First and Main Streets in the City of Tustin. Funds have been approved allowing this strip of land to be developed as a riding and hiking trail. This will probably be a cooperative effort on the part of Orange County, and the Cities of Tustin, Orange, and Villa Park. Such a project will provide a tie-in to other riding and hiking trails. (Appendix I).

Santiago Creek Greenbelt

The County of Orange and the Cities adjacent to the Santa Ana River and the Santiago Creek have accomplished considerable preliminary work on creating a greenbelt of these areas. Orange County formed a Greenbelt Program Plan Committee and a Greenbelt Commission. Each affected city has established a local Greenbelt Committee to coordinate the efforts.

The City of Villa Park Greenbelt Committee has accomplished the necessary coordination for bicycle trails, hiking trails, and bridle trails to insure that there is a logical and easily accessible connection with adjacent systems. These various committees have completed the basic Greenbelt Implementation Plan. It is anticipated that all affected jurisdictions will adopt the plan as a general guideline document for future planning. Orange County and the cities adjacent to the greenbelt are presently working on a Environmental Impact Report. The County has started acquisition of various properties needed for full implementation. This is a long range project and although some sections of the plan will soon be implemented the total project will not be completed for 10 to 15 years.

Master Streetscape Plan

The City Council retained an architectural landscape consultant to design a Master Streetscape Plan as a guidance document for all of the major streets in the City. Although not included in the Open Space Element of the General Plan the Streetscape Plan was developed to enhance the environment and provide a sense of openness to the City. This step was taken in an effort to retain the basic rural atmosphere that has been one of the primary goals in planning the City. Completion of the landscaping along the City's rights-of-ways will be accomplished as funds become available.

CONSERVATION ELEMENT

CONSERVATION ELEMENT

Closely allied with the Open-Space Element of this General Plan is the Conservation Element. This element is to set forth provisions for the conservation, development and utilization of natural resources including water and its hydraulic force, wildlife, forests, minerals, and other natural resources. The Conservation Element shall also cover the prevention, control, and correction of the erosion of soils and hillsides, and the protection of watersheds.

Urbanization patterns are highly influenced by conditions in the natural environment. Geological structure and its component characteristics play a very important role in the way we shape our living environment and the costs involved in its creation. The City of Villa Park can choose to respect natural features, utilizing or conserving them in such a manner to benefit man, or disregard them, often resulting in substantial short and long term costs. When natural erosion channels or slide areas are ignored and we proceed to build in their area of influence, severe consequences may result. Areas with highly productive soils should be retained for agricultural purposes, benefiting the general public.

Conservation Areas

Originally, the City of Villa Park was a prime agricultural area with citrus being the main crop. The rapid subdivision expansion within the City has almost completely erased these agricultural areas. In the City of Villa Park today, agricultural acreage is dispersed throughout the City. The total agricultural acreage in the City is about 85 acres; this comprises 7 percent of the total City acreage. Of these 85 acres only 10 acres are protected as an agricultural preserve. It is unlikely that the City will enter into any future agreements for agricultural preserves. There are many dispersed agricultural areas within the surrounding City of Orange, which has a total acreage of 988.88 acres of agricultural and open space land as possible in addition to the retention of the agricultural preserves already in existence.

Several areas within the City are comprised of hilly terrain. The northeasterly and easterly portions of the City have areas with substantial slopes of 30 percent or more. Some of these hills are within the City of Orange, but yet they are so close to the borders of Villa Park as to present potential slide and erosion areas. These slopes, both within the City of Villa Park and the City of Orange, are of questionable suitability for the construction of houses. Cut and fill grading operations of these areas would only aggravate the problems of slides and erosions. The best course for the City to follow would be to discourage any development and to conserve these areas as open space.

There is also substantial erosion of the cliff sides along the southeasterly border of the City. This area runs parallel with the Santiago Creek bed where there are existing sand and gravel extraction operations being conducted. These erosions present an immediate and future problem to the City of Villa Park. The hillside erosion is continually worsening presenting a hazard to the property owners whose property backs up to these hillsides.

The future problem, which is pointed out in more detail in the Seismic Safety Element of this plan is that of earthquakes. Both land erosion and unnecessary grading and filling can contribute to the damage resulting from an earthquake. Graded areas and eroded areas can, as shown by the San Fernando earthquake, suffer extensive damage in those areas where seismic influences have not been taken into account.

The City has three alternatives to take, to correct and prevent future erosions in the southeasterly portion of the City. First, it can construct or cause to be constructed drainage channels along the hillsides. Secondly, it could allow developers and pool builders to dump clean fill dirt into this area. The third alternative is to depend upon the gravel extraction company to repair the area after its extraction operations are complete. The first alternative, combined with the third, although the most expensive, seems to be the best plan for present and future requirements.

This entire area will, in the future, become part of the Santiago Creek Greenbelt. It will serve primarily as a park area and will be conserved as such. If the City adopts a plan to prevent future erosion of the hillsides, they will be serving a dual purpose. They will be taking necessary safety measures and at the same time contributing to the future development of the Santiago Creek Greenbelt.

CONSERVATION ELEMENT

Conservation Trends

Below are listed four trends which effect the attitudes and use of technology in the natural environment. The City of Villa Park should adhere to these trends and adopt them as guidelines for the conservation of the environment.

1) A greater awareness of the environmental impact of man and his development will result in the generation of rigid controls limiting urban expansion, alteration of natural ecological systems, and pollutant producing activities.

2) Large amounts of open space should be preserved, restricting urban development to a controlled planned environment.

3) Wastes of all types, artificial and natural, will be recycled.

4) In reducing problems of environmental pollution, producing agencies will be directly taxed to subsidize programs of ecological improvement.

The control mechanism for the above guideline will be the Environmental Impact Report, which will be rigorously prepared and evaluated, to conserve and protect the environment.

CITY OF VILLA PARK

APPENDIX A

LAND USE MAP

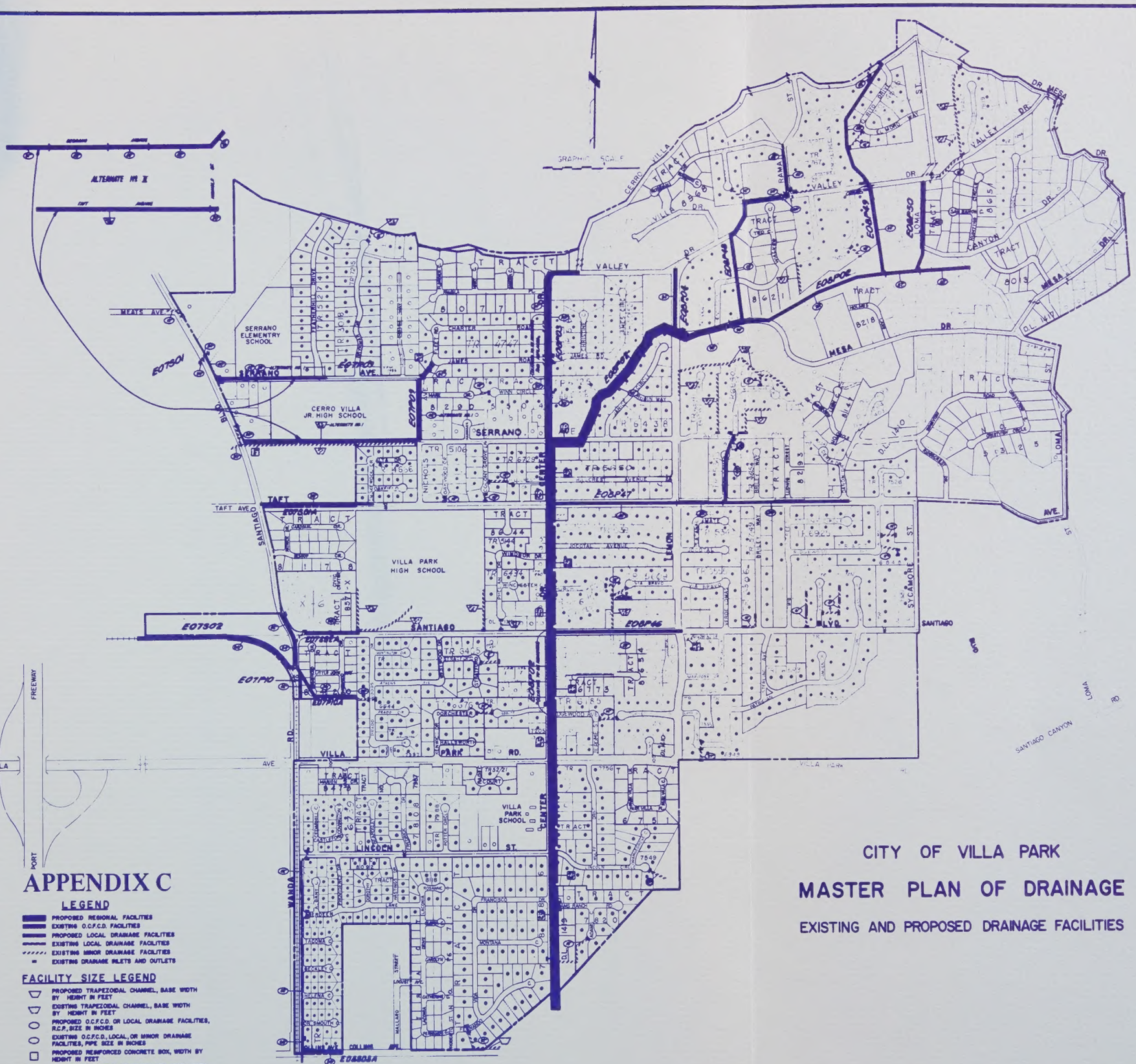
REVISED: FEB., 1975

CITY OF VILLA PARK

APPENDIX B

SEWER SYSTEM

REVISED: FEB., 1975



APPENDIX C

LEGEND

- PROPOSED REGIONAL FACILITIES
- EXISTING O.C.F.C.D. FACILITIES
- PROPOSED LOCAL DRAINAGE FACILITIES
- EXISTING LOCAL DRAINAGE FACILITIES
- EXISTING MINOR DRAINAGE FACILITIES
- EXISTING DRAINAGE INLETS AND OUTLETS

FACILITY SIZE LEGEND

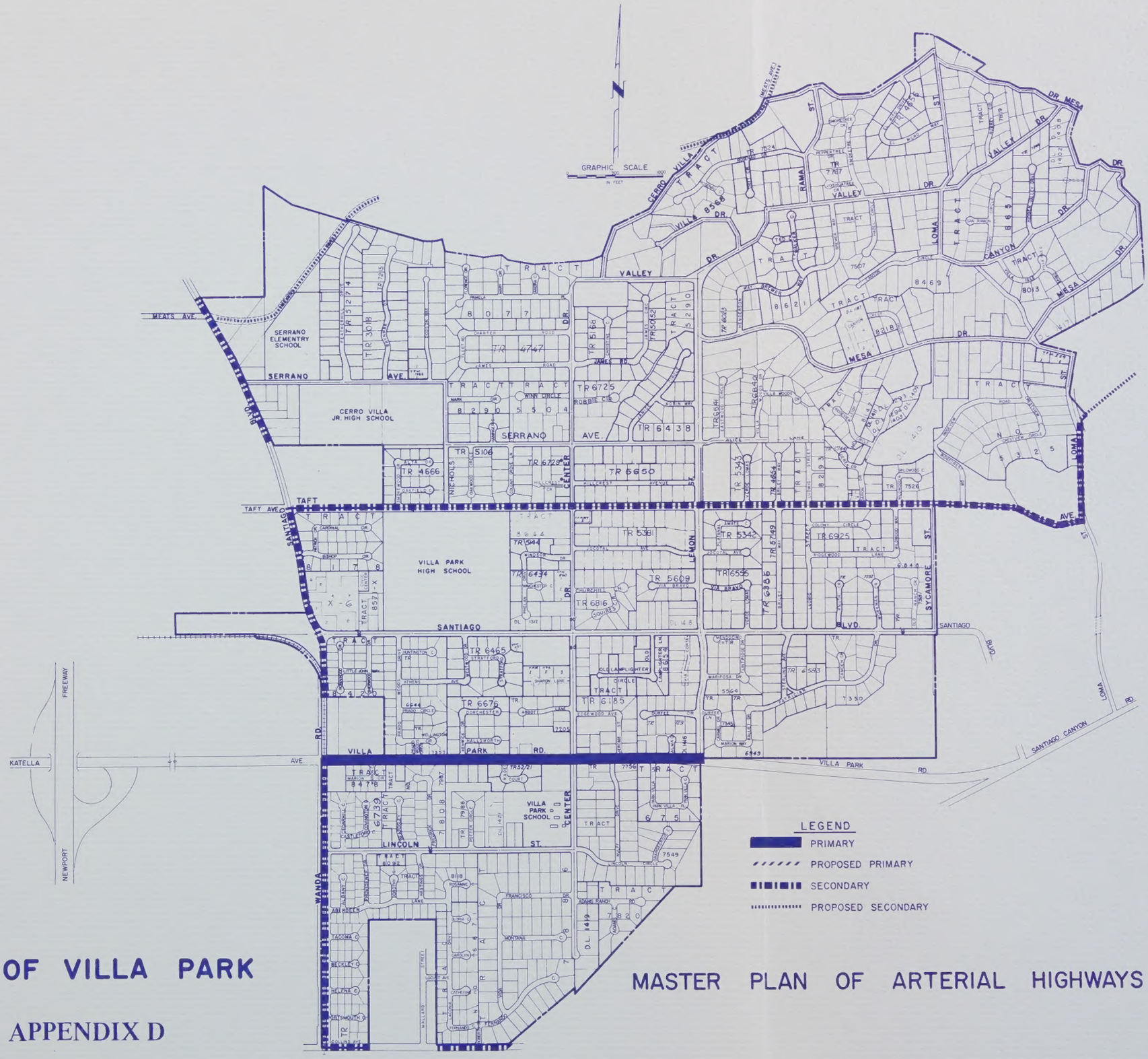
- PROPOSED TRAPEZOIDAL CHANNEL, BASE WIDTH BY HEIGHT IN FEET
- EXISTING TRAPEZOIDAL CHANNEL, BASE WIDTH BY HEIGHT IN FEET
- PROPOSED O.C.F.C.D. OR LOCAL DRAINAGE FACILITIES, R.C.P., SIZE IN INCHES
- EXISTING O.C.F.C.D., LOCAL, OR MINOR DRAINAGE FACILITIES, PIPE SIZE IN INCHES
- PROPOSED REINFORCED CONCRETE BOX, WIDTH BY HEIGHT IN FEET
- EXISTING REINFORCED CONCRETE BOX ARCH, WIDTH BY HEIGHT IN FEET
- EXISTING LOCAL OR MINOR DRAINAGE FACILITIES, C.M.P., SIZE IN INCHES
- EXISTING MINOR DRAINAGE FACILITIES, PIPE ARCH, BASE WIDTH BY HEIGHT IN INCHES

CITY OF VILLA PARK

MASTER PLAN OF DRAINAGE

EXISTING AND PROPOSED DRAINAGE FACILITIES

MARCH 1973

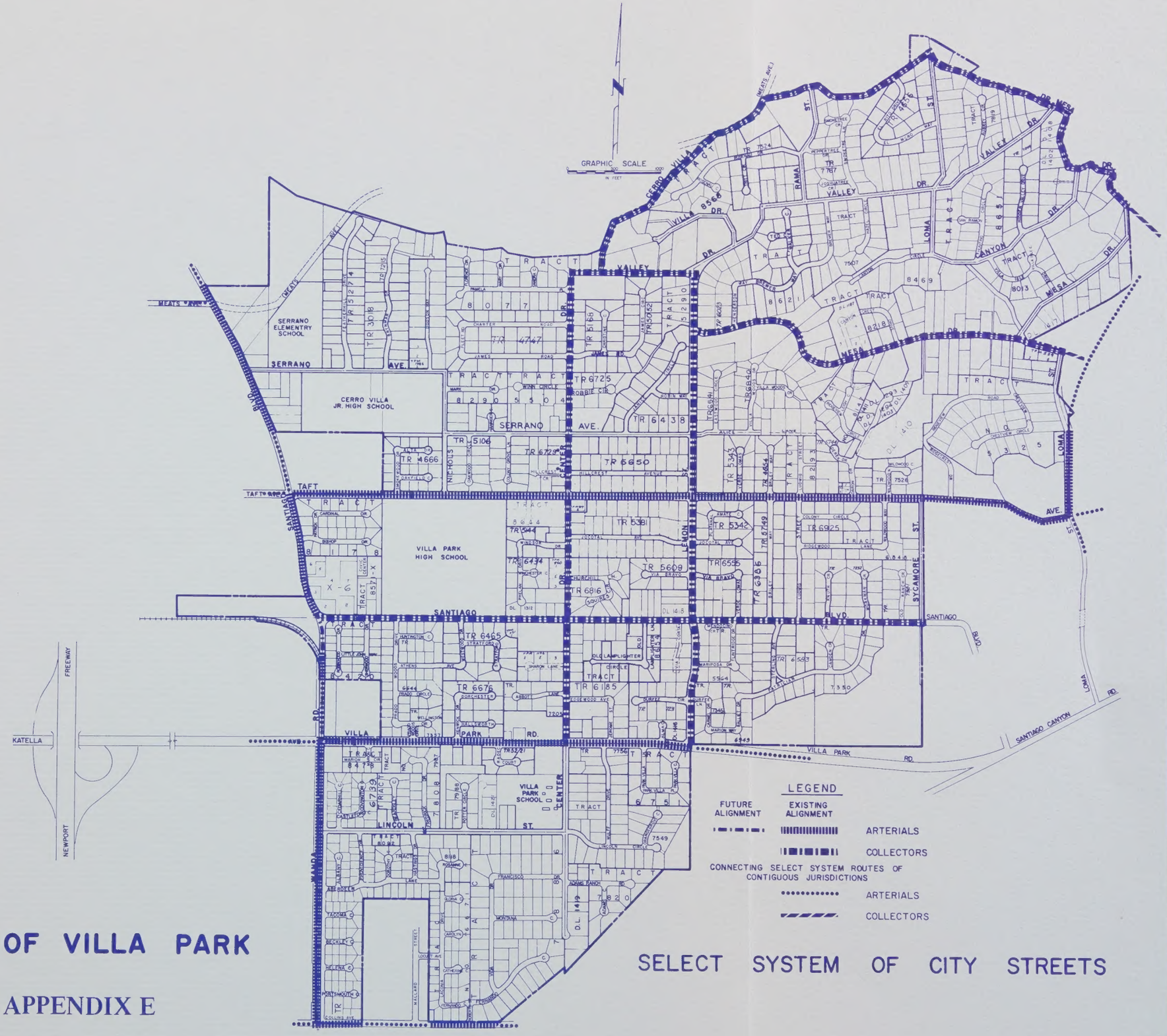


CITY OF VILLA PARK

APPENDIX D

MASTER PLAN OF ARTERIAL HIGHWAYS

REVISED: FEB., 1975



CITY OF VILLA PARK

APPENDIX E

SELECT SYSTEM OF CITY STREETS

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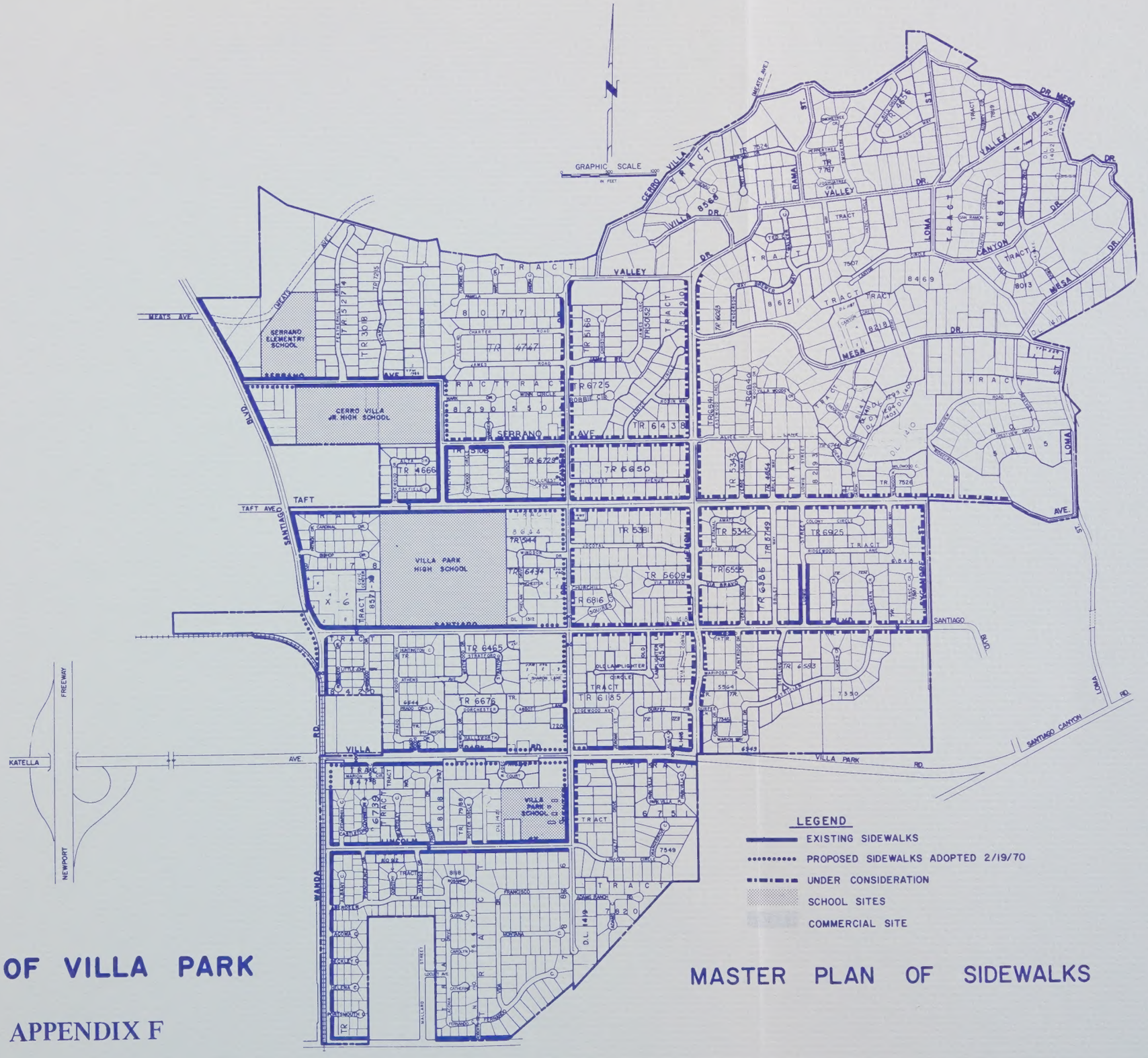
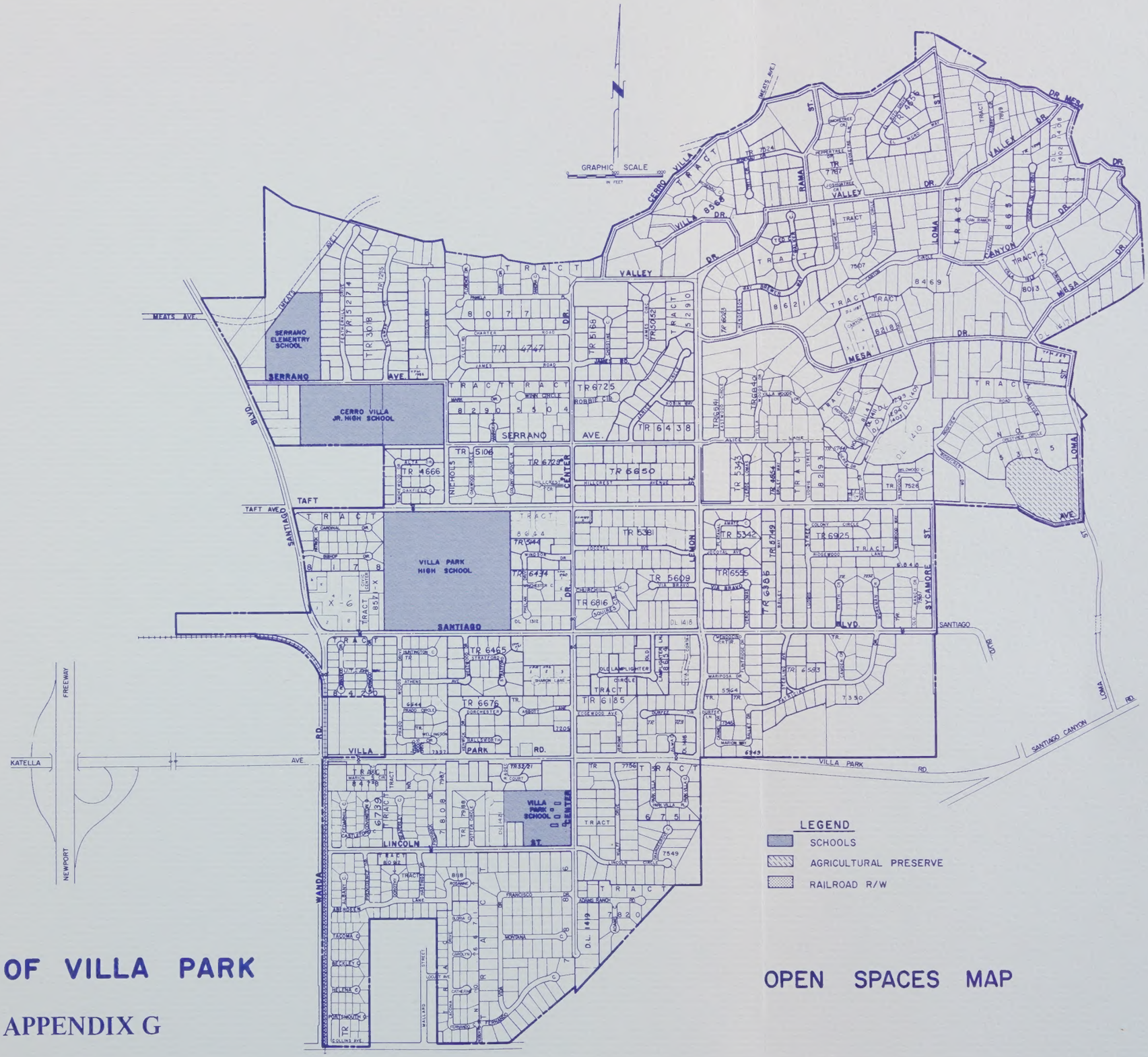


CITY OF VILLA PARK

APPENDIX F

MASTER PLAN OF SIDEWALKS

REVISED: FEB., 1975

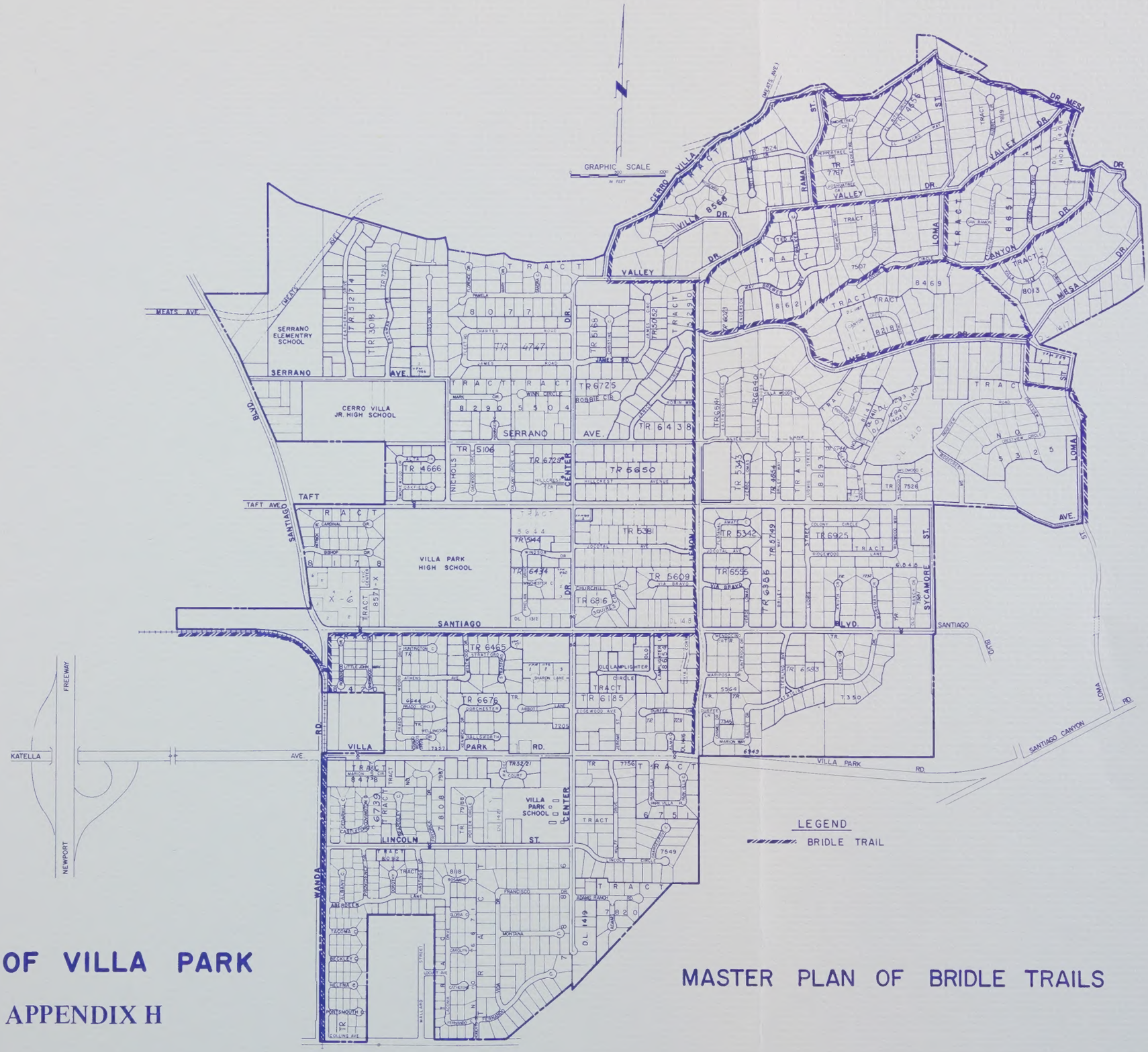


CITY OF VILLA PARK

APPENDIX G

OPEN SPACES MAP

REVISED: FEB., 1975

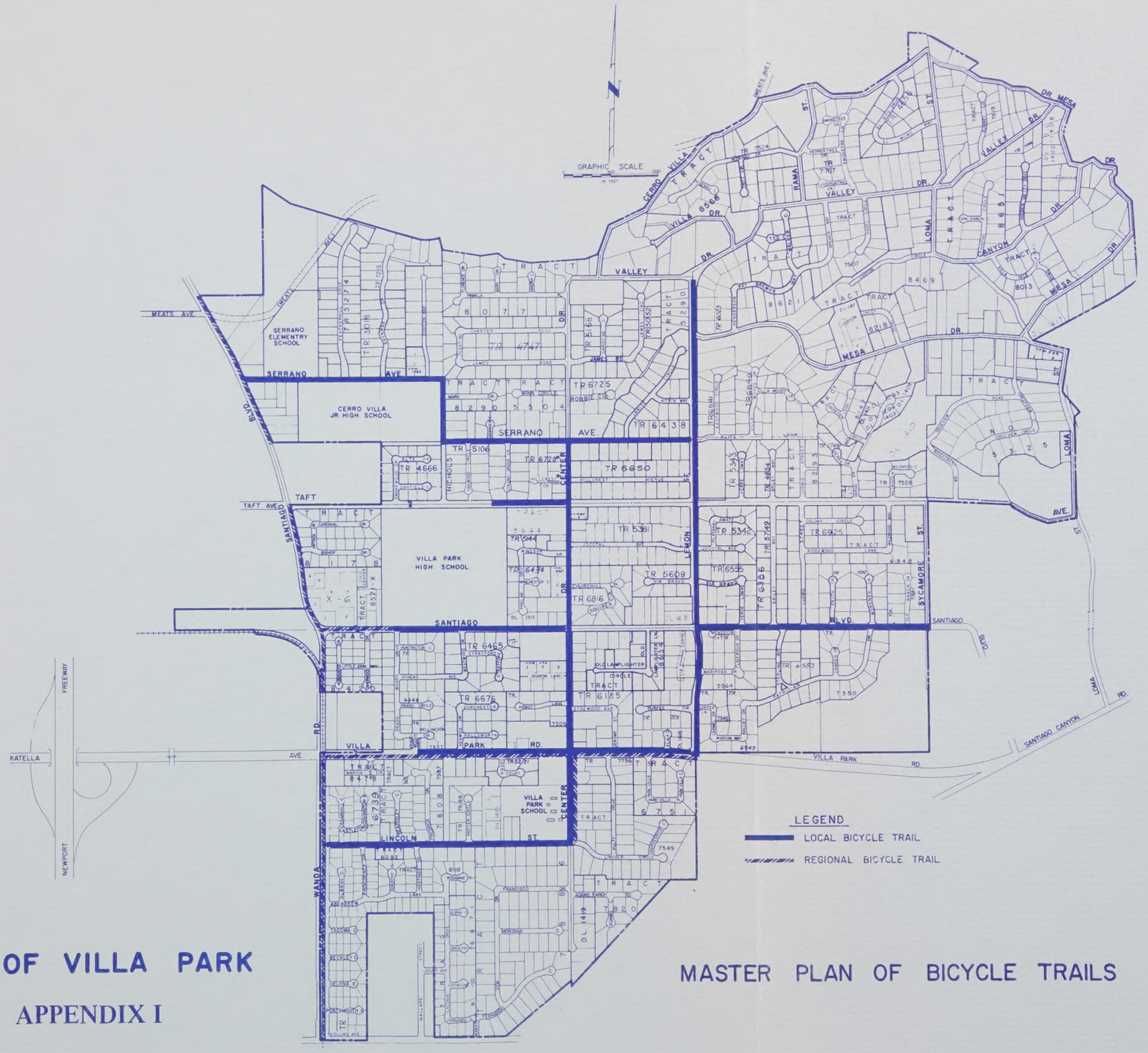


CITY OF VILLA PARK

APPENDIX H

MASTER PLAN OF BRIDLE TRAILS

REVISED: FEB., 1975



CITY OF VILLA PARK

APPENDIX I

MASTER PLAN OF BICYCLE TRAILS

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